## **Planning Commission Ratings**

# **Residential and Economic Development**

Proposal Title	<u>Location</u>	Planning Commission Rating	Rationale (policy citations are not exhaustive)	Other PED staff notes	HPC staff comments
Acquisition Fund for Stabilizing		Significantly addresses specific goals	LU policy 1.10. "Devise and implement a neighborhood improvement and maintenance strategy." Focus mainly in ISP neighborhoods, which includes both acquisition, demolition, and rehabilitation, as called for in this program. H policy 2.13. "Continue to assess vacant housing conditions with City/HRA partners such as [CDCs]"and".prioritize City/HRA revitalization assistance to areas with less vibrant housing markets." Focus of this comprehensive program will be on distressed neighborhoods and on the perimeter of them.		Unknown addresses, scope includes demolition of certain properties and unable
Neighborhoods	PED	of City's comprehensive plan			to determine full impact to the HP Chapter
			LU policy 1.24. "Support a mix of uses on Mixed Use Corridors." On predominantly commercial corridors, this mix of uses may include commercial office uses, retail goods and services, and housing.  LU policy 1.45. "Maintain and enhance retail commercial areas throughout the city by promoting standards that make them vital and attractive," including, "access to a broad range of goods and services," and as "an anchor for surrounding residential neighborhoods". Building rehabilitations will be supported by this program.  LU policy 2.2. "Promote the redevelopment of outmoded and non-productive sites and buildings so that they can sustain existing industries and attract emerging industries to Saint Paul; focus on issues that include, but are not limited to, energy efficiency, water conservation, and broadband capability." Energy-efficiency efforts will be supported by this program, as well as job creation/retention in new and existing industries (respectively).		
Commercial Corridor and Citywide Economic Development Program		Significantly addresses specific goals of City's comprehensive plan	well as job creation/retention in new and existing industries (respectively).		Unknown addresses, no demolition, either conforms or addresses specific goals
East Side Home Improvement Revolving Loan Fund (East Side RLF)	Dayton's Bluff Neighborhood Housing Services	Significantly addresses specific goals of City's comprehensive plan	rehabilitation of one- to three-unit residential properties, especially in areas with less vibrant housing markets."  H policy 2.16. "Market programs to new homebuyers." Program includes	Serves two ISP neighborhoods, is focused on vacant housing, and is comprehensive.	Unknown addresses, no demolition, likely neutral
Frogtown Facelift		Generally supports goals of City's comprehensive plan	H. policy 2.1. "Maintain the vitality and high quality of life in existing stable neighborhoods by engaging in a variety of actions." This includes supporting "private investment in the existing housing stock by using city loans as a leverage" The loans offered to Frogtown and Summit-University homeowners of single family and duplexes @ or below 80% of AMI go up to \$30K, 1/3 to be repaid at 5% interest, 1/3 to be forgiven after 5 years, and 1/3 due on sale.  H. policy 2.3. "Realistically weigh the market viability, maintenance needs, and neighborhood context of houses before providing public rehabilitation funds to them." This includes "basic and necessary improvements," which are "a top priority [to be] coordinated with partners doing similar work without duplicating their existing lending or services." This GFCDC program will focus primarily on addressing health/safety issues (asbestos, lead paint, mold removal), adding CO/smoke detectors - all "basic and necessary" improvements - secondarily on energy efficiency improvements.  H. policy 2.4. "Improve energy efficiency improvements.  H. policy 2.4. "Improve energy efficiency and water conservation within the existing housing stock." This program will focus secondarily on energy efficiency improvements.	Serves two neighborhoods- Frogtown (ISP neighborhood), and Summit-University;focus on basic/necessary and energy-efficiency improvements. But appears to be duplicative with PED's Homeowner	

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		"	Significantly addresses specific goals			Unknown addresses, no demo, possible
	Home Improvement Plus					

## **Planning Commission Ratings**

## **Residential and Economic Development**

Proposal Title	Location	Planning Commission Rating	Rationale (policy citations are not exhaustive)	Other PED staff notes	HPC staff comments
<u></u>		- i i i i i i i i i i i i i i i i i i i	LU policy 1.10. "Devise and implement a neighborhood improvement and		
			maintenance strategy." Focus is citywide, but rehabilitation programs are		
			often targeted along with other development activities to make a larger		
			impact (ISP neighborhood, NSP designated neighborhoods).		
			H. policy 2.1. "Maintain the vitality and high quality of life in existing stable		
			neighborhoods by engaging in a variety of actions." This includes supporting		
			"private investment in the existing housing stock by using city loans as a		
			leverage" The loans and grants offered to low income homeowners and		
			owners of small rental properties citywide can fund rehabilitation, relocation, and refinancing of residential properties, as well as deferred maintenance		
			items through home improvement loans.		
			H. policy 2.3. "Realistically weigh the market viability, maintenance needs,		
			and neighborhood context of houses before providing public rehabilitation		
			funds to them." This includes "basic and necessary improvements," which		
			are "a top priority[to be] coordinated with partners doing similar work		
			without duplicating their existing lending or services." This PED program		
		Significantly addresses specific goals	l'		Unknown addresses, no demo, possible
Homeowner Rehabilitation Fund	PED	of City's comprehensive plan	emergency repairs for lower income homeowners (Deferred Loan program).		rehab. of historic resources, likely neutral
			H. policy 3.1. "Support the preservation of publicly-assisted and private affordable housing." The Multi-Unit Fund will address rental or ownership		
			multifamily properties with more than four units, focusing particularly on		
			preservation and rehabilitation costs, as well as acquisition and other CDBG-		
			eligible costs.		
			H. policy 3.3. "Provide affordable housing in new production projects." The		
			Multi-Unit Fund will support new construction of housing with affordable units		
			where marketable.		
			H. policy 2.1. "Maintain the vitality and high quality of life in existing stable		
			neighborhoods by engaging in a variety of actions." This includes promoting		
			"new construction of mixed-income housing to build upon existing		
			neighborhood vitality and to improve the fiscal health of the City." The Multi-		
			Unit Fund will implement the housing component of larger mixed use development as determined by the Maor, City Council/HRA and		
			neighborhood priorities.		Unknown addresses, scope includes
Housing Real Estate Multi-Unit		Significantly addresses specific goals	neignborriood phornies.		demolition of certain properties and unable
Development Fund	PED	of City's comprehensive plan			to determine full impact to the HP Chapter
			LU policy 1.10. "Devise and implement a neighborhood improvement and		
			maintenance strategy," which will be "comprehensive in its approach and		
			breadth, focusing on buildings and residents living in designated		
			neighborhoods." This proposal focuses specifically on the diverse		
			population of children that live in the E. 7th-E. 3rd-Maria/Mounds Boulevard area.		
			H. policy 2.1. "Maintain the vitality and high quality of life in existing stable		
			neighborhoods by engaging in a variety of actions." This includes supporting	Main focus of	
			"community-hased organizations' efforts in community organizing and crime	Comprehensive Plan is	
	Bates and Fourth	Generally supports goals of City's	prevention."	on building stock/land	
Neighborhood Drop-in Center	area block group	comprehensive plan	LU policy 1.5. "Facilitate the redevelopment of commercial areas where	use.	
			existing buildings are no longer considered functional to accommodate viable		
			retail and businesses." NENDC ED Fund will support loans/grants to		
			businesses located in Districts 1, 2, 4, and 5 and assist in		
			acquisition/construction of properties to assist new businesses.		
			LU policy 2.5. "Encourage the redevelopment of sites on arterial streets		
			zoned for B2, B3, and TN2 uses as employment centers" including		
			"assembling parcels to create sites sufficiently large to accommodate smaller		
			scale industrial and office uses." This ED Fund will target small to medium	Serves entire East Side;	
			service, retail or manufacturing business that provide service to the	existing/new	
	North East		neighborhood and the opportunity for employment.	businesses; and	
	Neighborhoods			service, retail and	
NENDC Economic Development	Development	Significantly addresses specific goals		manufacturing	Unknown addresses, no demo, possible
Fund	Corporation	of City's comprehensive plan		businesses.	rehab. of historic resources, likely neutral

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## **Planning Commission Ratings**

Proposal Title	Location	Planning Commission Rating	Rationale (policy citations are not exhaustive)	Other PED staff notes	HPC staff comments
			LU policy 1.49. "Continue to promote principles of traditional urban form in		
			the design of new or renovated commercial buildings."		
			LU policy 3.11. "Encourage the coordination of business signs to achieve		
			greater consistency among business signs and signs of community interest		
			and to reduce visual clutter." This HSP program will fund forgivable loans		
			and technical resources to businesses in Districts 3-5 and 7-9, including		
			historically appropriate facade improvements, and streetscape		
			improvements.		
			HP policy 2.9. Seek partnerships with organizations such as Historic Saint		
			Paul, district councils, and community development corporations."		l
			HP policy 5.4. "Invest in historic resources along transit corridors as part of		HP Chapter promotes partnership with
					Historic St. Paul to expand their revolving
Restore Saint Paul: Commercial		Significantly addresses specific goals	policy cir. Tartier with Theterio Came Taurie mereage he capacity to	with older historic	loan program and finding the full economic
Facade Improvement Program	Historic Saint Paul	of City's comprehensive plan	Intibiove historie researces threadin his reversing real breatain.	building stock.	potential of historic resources (HP 5.7)
			LU policy 1.49. "Continue to promote principles of traditional urban form in		
	0 - 11 - 1		the design of new or renovated commercial buildings." This program will		
	Selby Avenue Action Coalition &		provide grants to businesses and property owners along Selby in District 8	Duralization of LICD	
	Summit University			Duplicative of HSP	Dowl of the averious aver is within the local
Selby Avenue Business and	Planning Council	Generally supports goals of City's		Restore program, only serves one	Part of the project area is within the local Hill Historic District and work would need to
Residential Facelifts	District 8	comprehensive plan		neighborhood.	comply with design guidelines. <b>HP4.1.</b>
nesidential Facelitis	DISTRICT 6	comprehensive plan	LU policy 1.5. "Facilitate the redevelopment of commercial areas where	neignbornood.	comply with design guidelines. HF4.1.
			existing buildings are no longer considered functional to accommodate viable		
			retail and businesses." The Selby BIF will provide funds for the		
	Selby Avenue			Unclear about whether it	
	Action Coalition &		,,,,	supports actual	
	Summit University		assessment including vacancy status, architectural/structural condition, code		Part of the project area is within the local
Selby Avenue Business	Planning Council	Generally supports goals of City's		just the building	Hill Historic District and work would need to
Investment Fund (BIF)	District 8			assessment study.	comply with design guidelines. HP4.1.
,		· · · · · · · · · · · · · · · · · · ·	LU policy 1.47. "Ensure that streets in compact commercial areas conform	,,	jan
			to certain criteria: use of traditional urban building form, streetscape		
			amenities, and traffic calming measures." This program would possibly fund		
			banners, benches, landscaping, murals, music, and trash receptacles along		
			Selby Avenue west of Dale Street to Lexington Parkway.		
			LU policy 3.16. "Facilitate collaboration between artists and the community		
			to identify opportunities for public art and to discuss civic issues that may		
	Selby Avenue		inform the artist's work."		
	Action Coalition &		T policy 3.1. "Support cooperative efforts in streetscape design,		
	Summit University		landscaping, pedestrian-scale lighting, and other amenities for people."		Part of the project area is within the local
Selby Avenue Streetscape	Planning Council	Significantly addresses specific goals		Comp Plan policy	Hill Historic District and work would need to
Improvements Plus Arts	District 8	of City's comprehensive plan		support is substantial.	comply with design guidelines. HP4.1.

## **Planning Commission Ratings**

Proposal Title	Location	Planning Commission Rating	Rationale (policy citations are not exhaustive)	Other PED staff notes	HPC staff comments
Proposal Title  Sparc Deferred Loan Programs	<u>Location</u>	Significantly addresses specific goals of City's comprehensive plan	LU policy 1.10. "Devise and implement a neighborhood improvement and maintenance strategy," which will be "comprehensive in its approach and breadth, focusing on buildings and residents living in designated neighborhoods." This proposal focuses specifically on low income homeowners in the North End and Hamline Midway neighborhood, including deferred home improvement loan component (up to \$35,000) and a emergency repair loan component (\$4,999).  H policy 2.14. "Promote existing programs and incentives that support rehabilitation of one- to three-unit residential properties, especially in areas with less vibrant housing markets." Loans will support low income homeowners in the North End (an ISP neighborhood), and Hamline Midway (a mixed income neighborhood!  H. policy 2.3. "Realistically weigh the market viability, maintenance needs, and neighborhood context of houses before providing public rehabilitation funds to them." This includes "basic and necessary improvements," which are "a top priority[to be] coordinated with partners doing similar work without duplicating their existing lending or services." The SPARC deferred loan component will focus on addressing health/safety issues, lead abatemer and other needs, while the emergency repair loan component will focus on needs like a broken furnace or a failed sewer line.  LU policy 2.31. "Implement the City's Economic Development Strategy to focus resources effectively in a coordinated series of initiatives and programs intended to secure an retain industries and commerce, and the jobs they create." This SPARC program will provide incentive financing to 20 businesses relocating from University Avenue - including \$10K grants to support build-outs, building improvements - including energy efficiency-	Serves two neighborhoods (one ISP), focus on basic/necessary and emergency repairs.	Unknown addresses, no demo, possible rehab. of historic resources, likely neutral
Stay in Saint Paul Program	Sparc	Significantly addresses specific goals of City's comprehensive plan	related ones, moving costs, and innovative rent incentives. <b>HP policy 5.4.</b> "Invest in historic resources along transit corridors as part of a larger neighborhood revitalization and reinvestment strategy." SPARC will also provide technical resources and match businesses to vacant buildings along traditional commercial corridors, reducing the likelihood of building demolition.	from Central Corridor (retaining approximately 200 jobs) to other neighborhood commercial corridors across the city.	Unknown addresses, no demo, possible rehab. of historic resources, likely neutral
The Central Exchange Building	Model Cities		LU policy 1.5. "Facilitate the redevelopment of commercial areas where existing buildings are no longer considered functional to accommodate viable retail and businesses." This proposal would fund the new construction of a 3 story, mixed use building at Grotto Ave and University Ave on a seven parcels which include 4 vacant commercial properties today. Environmental contaminants are likely to be found and remediated.  LU policy 1.24. "Support a mix of uses on Mixed Use Corridors." On predominantly commercial corridors, this mix of uses may include commercial office uses, retail goods and services, and housing." The project will include 18K-20K square feet of commercial space and 20-25 multifamily rental units, including both market rate and affordable units.  H policy 1.2. "Meet market demand for transit-oriented housing." The project would provide housing along the Central Corridor.  H policy 3.3. "Provide affordable housing in new production projects." The project would provide affordable units.	Funds to go to a specific new development project in one	

## **Planning Commission Ratings**

Proposal Title	<u>Location</u>	Planning Commission Rating	Rationale (policy citations are not exhaustive)	Other PED staff notes	HPC staff comments
Vacant and Hazardous Building Demolition	Saint Paul Department of Safety and Inspections	Significantly addresses specific goals of City's comprehensive plan	H policy 2.13. "Continue to assess vacant housing conditions with City/HRA partners such as [CDCs]"and".prioritize City/HRA revitalization assistance to areas with less vibrant housing markets." Focus of this program will be citywide - the worst buildings on the City's Registered Vacant Building List, including those that have been vacant at least one year or vacant and unfit for habitation for at least 90 days.  LU policy 1.10. "Devise and implement a neighborhood improvement and maintenance strategy." Removal of problem properties, as called for in this program, can enhance neighborhood livability and stabilize the community in general, as well as decrease the need for police and fire services due to crime associated with vacant property.		Unknown addresses, scope includes demolition of certain properties and unable to determine full impact to the HP Chapter
	Riverview Economic		productive sites and buildings so that they can sustain existing industries and attract emerging industries to Saint Paul; focus on issues that include, but are not limited to, energy efficiency, water conservation, and broadband capability." Energy-efficiency efforts will be supported by this program, as	Focus on District del Sol and Smith Avenue corridors. Similar to PED's Commercial Corridor and Citywide	
West Side Building Improvement Fund	Development Association	Significantly addresses specific goals of City's comprehensive plan	, ,		Unknown addresses, no demo, possible rehab. of historic resources, likely neutral